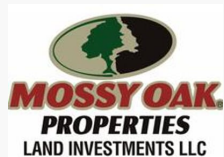


Copiah 58 +/-
9010 Raymon Rd
Crystal Springs, MS 39059

\$187,200
58± Acres
Copiah County



Copiah 58 +/-
Crystal Springs, MS / Copiah County

SUMMARY

Address

9010 Raymon Rd

City, State Zip

Crystal Springs, MS 39059

County

Copiah County

Type

Hunting Land, Lot, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

31.946786 / -90.433777

Acreage

58

Price

\$187,200

Property Website

<https://www.mossyoakproperties.com/property/copiah-58-copiah-mississippi/100193/>



PROPERTY DESCRIPTION

Embark on an extraordinary journey to discover the vast potential of Copiah 58 +/-, a remarkable 98-acre tract nestled in the heart of Crystal Springs, Mississippi. This expansive property presents a unique blend of opportunity, from a thriving timberland investment to an idyllic recreational retreat, beckoning those with a vision for the future. Whether you dream of crafting a private hunting paradise or exploring diverse development ventures, this land offers a pristine canvas awaiting your personal touch.

Location

Conveniently situated in Crystal Springs, within the scenic Copiah County, this property benefits from the charm and tranquility of a desirable Mississippi locale. Its strategic position offers both peaceful rural living and accessible proximity to local amenities, creating an ideal balance for various pursuits. Less than 2 miles from Lake Copiah makes this tract an investment that can be enjoyed throughout the entire year.

Land and terrain

Spanning 58 acres, the land offers a diverse and captivating landscape, perfect for a multitude of uses. The topography presents an inviting blend of features, providing ample scope for creative development or the establishment of a private sanctuary. Buyers will appreciate the freedom to shape this natural expanse to their specific desires, envisioning anything from rolling meadows to strategically cultivated timber stands.

Improvements and infrastructure

This property offers a pristine opportunity for new beginnings, free from pre-existing structures, allowing for complete creative freedom in development. The absence of current improvements means that any future infrastructure can be tailored precisely to the new owner's vision, whether for a custom home, recreational facilities, or strategic commercial ventures.

Water and utilities

The future owner will have the opportunity to design and implement water and utility solutions that perfectly match their specific needs and development plans. This freedom ensures that infrastructure can be precisely tailored, providing modern conveniences in a serene natural setting.

Wildlife and vegetation

A haven for nature enthusiasts, this property is teeming with abundant wildlife, including Small Game, Turkey, and Whitetail Deer, making it an exceptional destination for hunting and wildlife observation. The diverse vegetation naturally supports this vibrant ecosystem, offering a rich and varied landscape for both recreation and environmental enjoyment.

Current and potential use

Currently recognized as a solid Investment, the future possibilities for this 98-acre tract are boundless. Imagine the potential for Commercial ventures, thoughtful Development, a premier Hunting ground, strategic Industrial applications, expansive Recreational use, or even a visionary Subdivision. This land truly offers a versatile foundation for any grand aspiration.

Access and easements

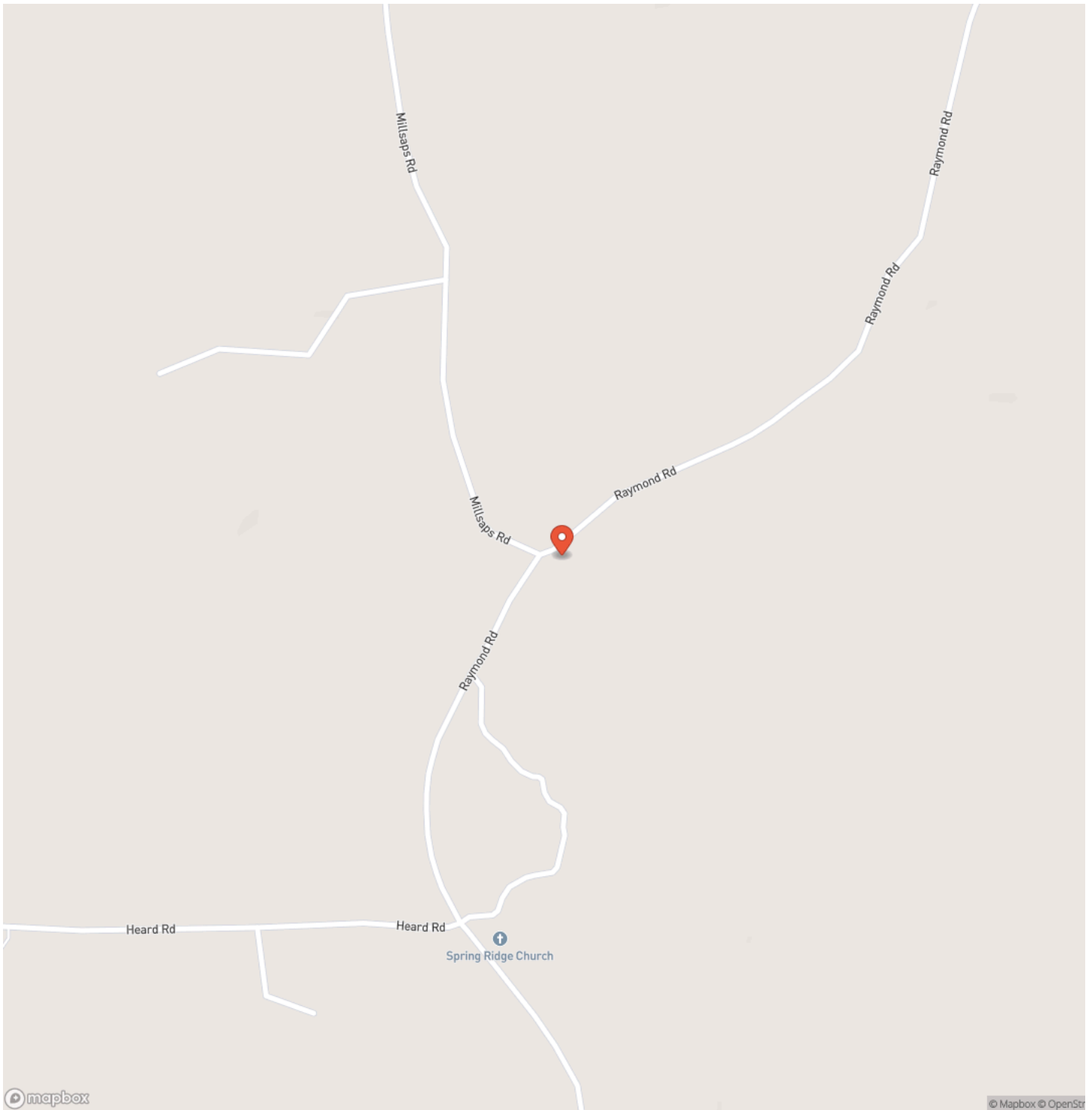
Enjoy excellent accessibility with frontage along a County Road, ensuring convenient entry to the property. The Asphalt road type further enhances ease of access, making it simple to reach this secluded yet connected parcel.

Showing instructions and contact

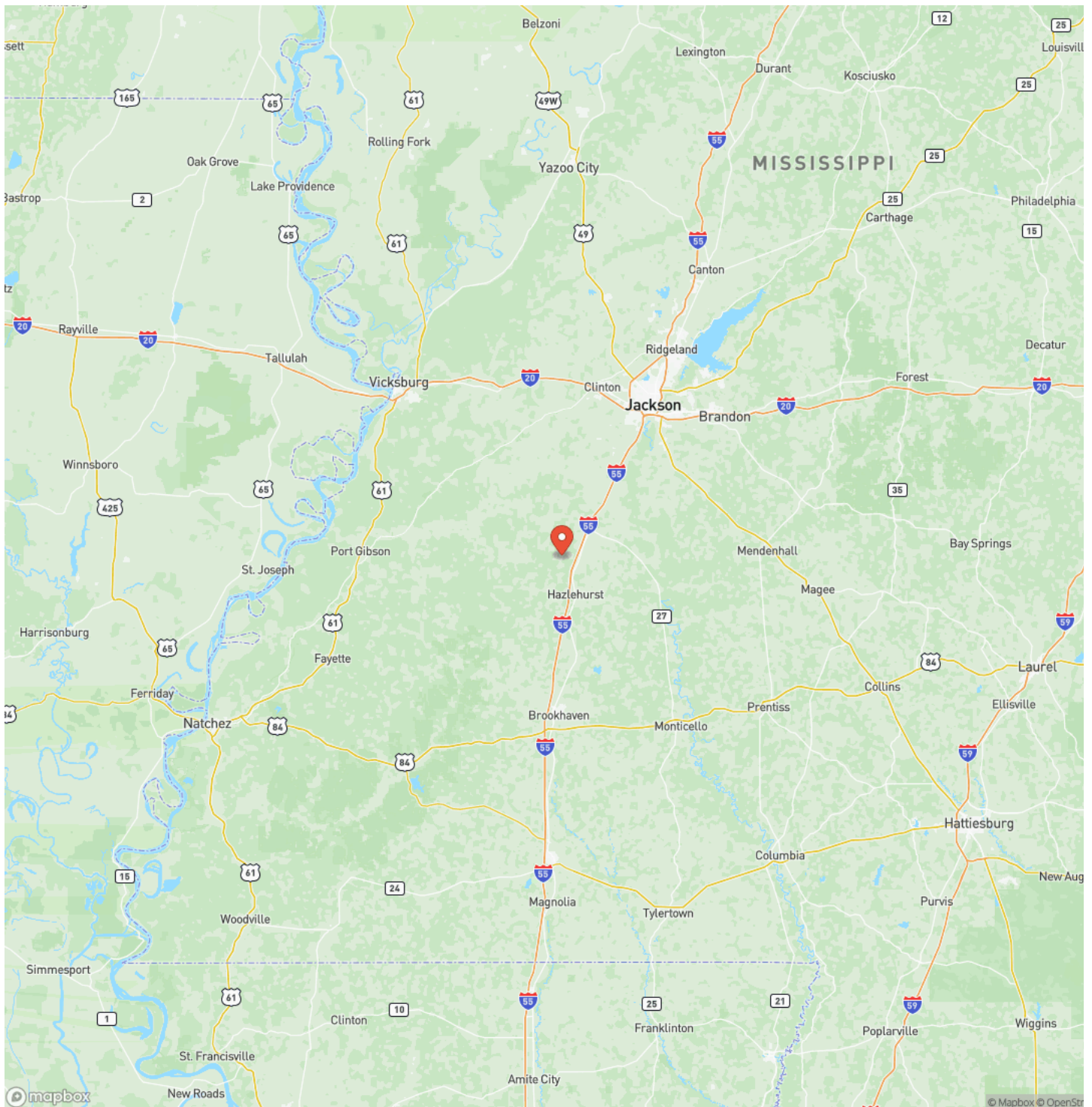
Contact us today to learn more or to schedule a visit and explore the remarkable potential of Copiah 58 +/-.



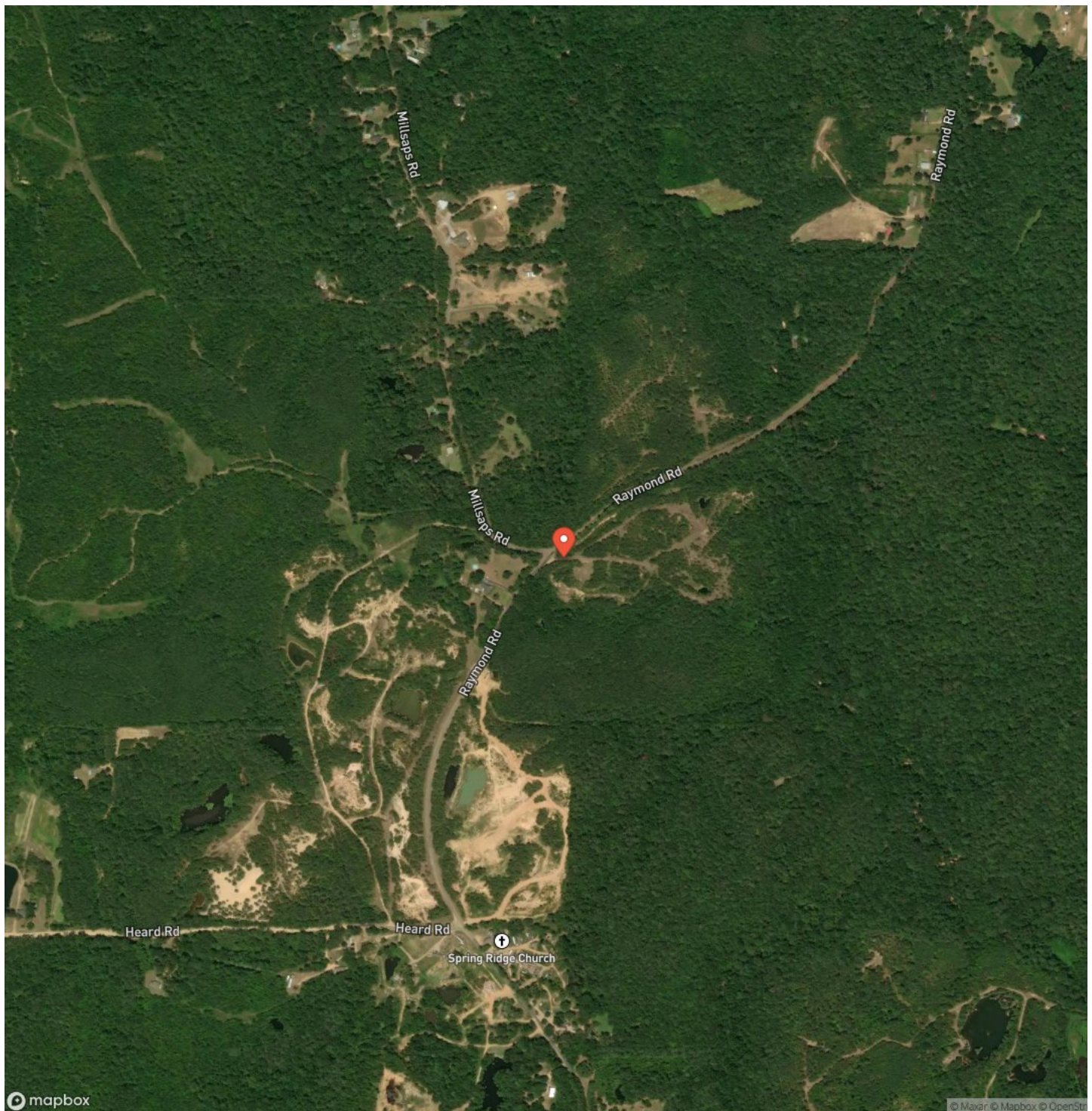
Locator Map



Locator Map



Satellite Map



Copiah 58 +/-
Crystal Springs, MS / Copiah County

LISTING REPRESENTATIVE

For more information contact:



Representative

Wes Middleton

Mobile

(601) 597-3546

Office

(601) 304-0744

Email

wmiddleton@mossyoakproperties.com

Address

112 Main Street

City / State / Zip

Natchez, MS 39120

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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